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**UNITED STATES DISTRICT COURT  
DISTRICT OF NEVADA**

WELLS FARGO FINANCIAL NEVADA 2,  
INC., a Nevada corporation,

Plaintiff,

vs.

EDDIE HADDAD, an individual; DESERT  
INN MOBILE FAMILY ESTATES OWNERS  
ASSOCIATION; a Nevada non-profit  
corporation; VIAL FOTHERINGHAM LLP,  
an Oregon limited-liability partnership;

Defendants.

Case No. 2:17-cv-01511-RFB-CWH

**STIPULATION AND ORDER FOR  
DISMISSAL WITHOUT PREJUDICE  
OF DEFENDANT DESERT INN  
MOBILE FAMILY ESTATES OWNERS  
ASSOCIATION**

Plaintiff Wells Fargo Financial Nevada 2, Inc. (“Wells Fargo”), and Defendant Desert Inn Mobile Family Estates Owners Association (“Desert Inn,” and together with Wells Fargo, the “Parties”), by and through their respective counsel of record, hereby stipulate and agree as follows:

WHEREAS, the above-captioned action concerns an NRS 116 foreclosure sale involving that real property in Clark County, Nevada with APN 161-16-210-044, commonly known as 3658 Death Valley Drive, Las Vegas, Nevada 89122 (the “Property”);

WHEREAS, Wells Fargo filed its Complaint on May 26, 2017, alleging several cause of actions against Desert Inn; and

1 WHEREAS, Desert Inn disclaims any current ownership interest in the Property.

2 NOW, THEREFORE, IT IS HEREBY STIPULATED AND AGREED that:

3 1. The Complaint is dismissed without prejudice as to Desert Inn only, with each party to  
4 bear its own fees/costs.

5 2. Desert Inn acknowledges that this action seeks clarification of title to the Property, which is  
6 located within the Desert Inn community. While Desert Inn expressly waives no rights or defenses,  
7 Desert Inn shall be bound by any non-monetary final order, judgment or decree as to the disposition  
8 of the title of the Property.

9 3. Any statute of limitations for the causes of action asserted against Desert Inn in the Complaint  
10 shall be tolled from the date this Stipulation is signed by the parties until the litigation is fully and  
11 finally concluded.

12 4. Within thirty (30) days after entry of this Stipulation and Order, Desert Inn shall produce  
13 to Wells Fargo's attorneys of record any documents relevant to the above-captioned litigation  
14 along with a Certificate of Custodian of Records.

15 5. Upon request by Wells Fargo, Desert Inn shall produce, to Wells Fargo's attorneys of record,  
16 a knowledgeable witness for deposition regarding the facts and circumstances in this case. Wells  
17 Fargo shall give Desert Inn 30 days' notice of the deposition and coordinate the time, date and  
18 location with Desert Inn. Desert Inn will also produce a similar witness for trial, if necessary.

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1           Wherefore, the undersigned request this Court enter an Order granting the above  
2 stipulation.

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4 Dated: October 9, 2017

Dated: October 9, 2017

5 SNELL & WILMER L.L.P.

DENNETT WINSPEAR, LLP

6  
7 By: /s/ Michael Paretti  
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15 *Financial Nevada 2, Inc.*

By: /s/ Matthew A. Sarnoski  
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*Family Estates Owners Association*

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18 **ORDER**

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20 **IT IS SO ORDERED.**

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RICHARD F. BOULWARE, II  
United States District Judge

DATED: October 11, 2017.

4811-1742-1388